

LAW OFFICES
W. JEROME OFFUTT, P.A.**ASSIGNEE'S SALE**

Assignee's Sale of real estate in Braddock Election District, Frederick County, Maryland. By virtue of the power and authority of sale contained in a certain Mortgage from G. Richard Buchelmer and Patricia B. Buchelmer, his wife, unto the Frederick County National Bank, a body corporate of the State of Maryland, dated October 21, 1977 and recorded in Liber 1033, folio 701, one of the Land Records of Frederick County, Maryland and having been Assigned unto the First National Bank of Maryland, a body corporate of the State of Maryland, dated July 29, 1983, and recorded in Liber 1207, folio 998, one of the aforesaid Land Records and pursuant to an Order of the U.S. Bankruptcy Court, Case #83-A-1070, entered November 22, 1983, lifting the Automatic Stay of Proceedings. Default having occurred in the payment of the obligation secured thereto and the said Mortgage having been Assigned to the undersigned Assignee, for the purpose of Foreclosure, the Assignee hereinafter named will sell at public auction in front of the main entrance of the Courthouse Door in Frederick County, Maryland, located at 100 West Patrick Street, on

TUESDAY, JANUARY 3, 1984**AT 11:00 A.M.**

all that real estate situate, lying and being in Braddock Election District, Frederick County, Maryland, and containing 10.88 acres of land, more or less, and more particularly described and known as 7411-B Round Hill Road, Frederick, Maryland.

The above parcel being all and the same real estate described and conveyed in a Deed dated January 3, 1966 and recorded in Liber 738, folio 573, and in the Deed dated June 1, 1972 and recorded in Liber 915, folio 330, one of the Land Records of Frederick County, Maryland.

Said property is improved with a Contemporary Two-Story dwelling, wood siding, having 7 bedrooms, living and dining rooms, one stone fireplace, 3 baths, oil hot water and electric radiant heat; wall to wall carpeting, double carport, single detached garage, basement, patio, hardwood floors, and septic tank system.

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of sale, constitutes the Assignee's entire statement relative to the premises described herein and the terms and conditions upon which such premises shall be offered for sale, sold or purchased. The Assignee reserves the unqualified right to withdraw the premises at any time prior to the sale. In the event the Assignee determines that any opening bid is not commensurate with the value of the premises, he may reject the same and withdraw the premises from sale. The highest bidder acknowledged by the Assignee shall be the purchaser. In the event of any dispute among the bidders, the Assignee shall have the sole and final discretion either to determine the successful bidder or to then and there reoffer and resell the premises.

The premises are sold subject to any and all covenants, conditions, restrictions, easements, rights-of-way and limitations of record.

All Cash. A deposit of \$20,000.00 in cash, certified check or some other form of exchange acceptable to the Assignee in his sole and absolute discretion, will be required at the time of sale, with the balance to be paid with interest at the rate of ten-per cent (10%) per annum, from the date of sale to the date of settlement. If the property is sold to Mortgagee, then no deposit shall be required nor will any interest be paid to date of settlement. Settlement shall be held within 130 days after the final ratification of the sale by the Circuit Court for Frederick County, Maryland.

Adjustment on all taxes, public charges and special and regular assessments will be made to the date of sale and thereafter assumed by the purchaser. Costs of title examination, attorney's fees, conveyancing, state and local transfer taxes, documentary taxes, deed, recordation taxes and fees and all other costs incident to the settlement are to be paid by the purchaser.

Prospective bidders and other interested parties may obtain additional or more detailed information concerning this sale by contacting the attorney for the Assignee during normal business hours at 22 West Second Street, Frederick, Maryland 21701, or by telephone at 662-8248 or (301) 948-5633.

**W. JEROME OFFUTT,
ASSIGNEE**

W. JEROME OFFUTT, P.A.

Attorneys for Assignee

William J. Offutt Jr., Auctioneer

By: JOHN N. BURDETTE

22 West Second Street

Frederick, Maryland 21701

(301) 662-8248 or 948-5633

I/We/It hereby acknowledge (s) that I/We/It have/has this 3rd day of January, 1984 purchased at public sale from W. Jerome Offutt, Assignee in Equity No. 33772, the real estate and improvements known as 7411-B Roundhill Road, Frederick, Maryland 21701, also being all and the same real estate described and conveyed in a Deed, dated January 3, 1966 and recorded in Liber 738, folio 573, and in the Deed dated June 1, 1972 and recorded in Liber 915, folio 330, one of the Land Records of Frederick County, Maryland and more particularly described in the annexed copy of the advertisement for the sum of Twenty Thousand One Hundred (170,000) Dollars, and I/We/It hereby covenant (s) to comply with the terms of sale set forth in said advertisement and announced by the auctioneer on the day of sale.

WITNESS My/Our/Its hand (s) and seal (s)

MA Hajjani 1/3/84 (SEAL)

(SEAL)

WITNESS:

William J. Offutt Jr.

RECEIPT

RECEIVED OF purchaser the sum of Twenty Thousand (\$20,000.00) Dollars as a deposit in compliance with the terms of the sale.

Dated this 3rd day of January, 1984.

W. Jerome OffuttW. Jerome Offutt
Assignee